



# COMPREHENSIVE PLAN UPDATE

## BREMERTON2035

City Council Presentation  
April 6, 2016

Presenters: Allison Satter &  
Tess Brandon, The Watershed Company

Environmental  
Element

# TONIGHT'S TOPIC'S FOR ENVIRONMENT

## ■ Comprehensive Plan

- Blueprint document
- Vision, Goals & Policies



## ■ Zoning Code

- Regulatory document
- BMC Title 20
- More on May 4<sup>th</sup>
- Critical Area Ordinance (BMC 20.14)



# ENVIRONMENTAL ELEMENT'S VISION

*Protect Bremerton's natural environment by meeting the needs of today's citizens without compromising the needs of future generations.*



# ENVIRONMENTAL GOALS

1. Stewardship: Provide stewardship by considering long-range implications of City policies on the environment, to conduct City operations in a manner that protects the environment, and to provide education on how the City, its businesses, and residents can improve the quality of the environment.
2. Earth: Preserve and enhance vegetation and earth resources
3. Water: Protect water resources for present and future generations.
4. Air: Maintain good federal, state, regional, and local air quality standards through coordinated, long-term strategies that address the many contributors to air pollution.





# **2016 Critical Areas Ordinance Update**

## **City of Bremerton**

- 1. Background and Approach**
- 2. Summary of Code Revisions**

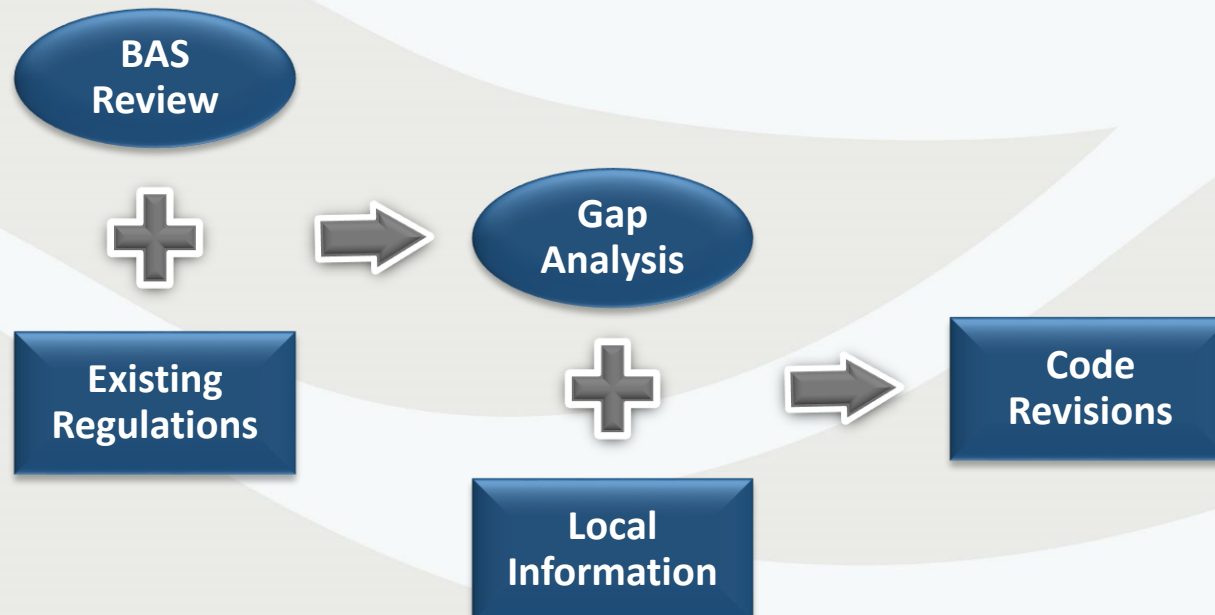


## GMA mandates:

- Cities and counties develop comprehensive land use plans & development regulations, including critical areas regulations
- Periodic review and update
- Purpose: to protect the **functions and values** of critical areas
  - Geologically hazardous areas
  - Frequently flooded areas
  - Critical aquifer recharge areas
  - Wetlands
  - Fish and wildlife habitat conservation areas

## GMA mandates:

- “...counties and cities shall include the best available science in developing policies and regulations to protect the functions and values of critical areas” (RCW 36.70A.172(1))
- Best available science (BAS) must be balanced with other GMA goals and mandates
  - Socioeconomic, cultural, legal, political
  - Local factors: projected growth, land use, administrative capacity



## **What is Best Available Science? (WAC 365-195-905)**

→ **Scientific information:** Produced through a valid scientific process

## **How to Use Best Available Science? (WAC 365-195-915)**

→ **Demonstrate inclusion of BAS by addressing:**

Protective regulations

Sources of BAS and non-BAS

***BAS helps us understand and consider how land use decisions affect critical areas within the City.***



# What are the major changes proposed to Bremerton's CAO?

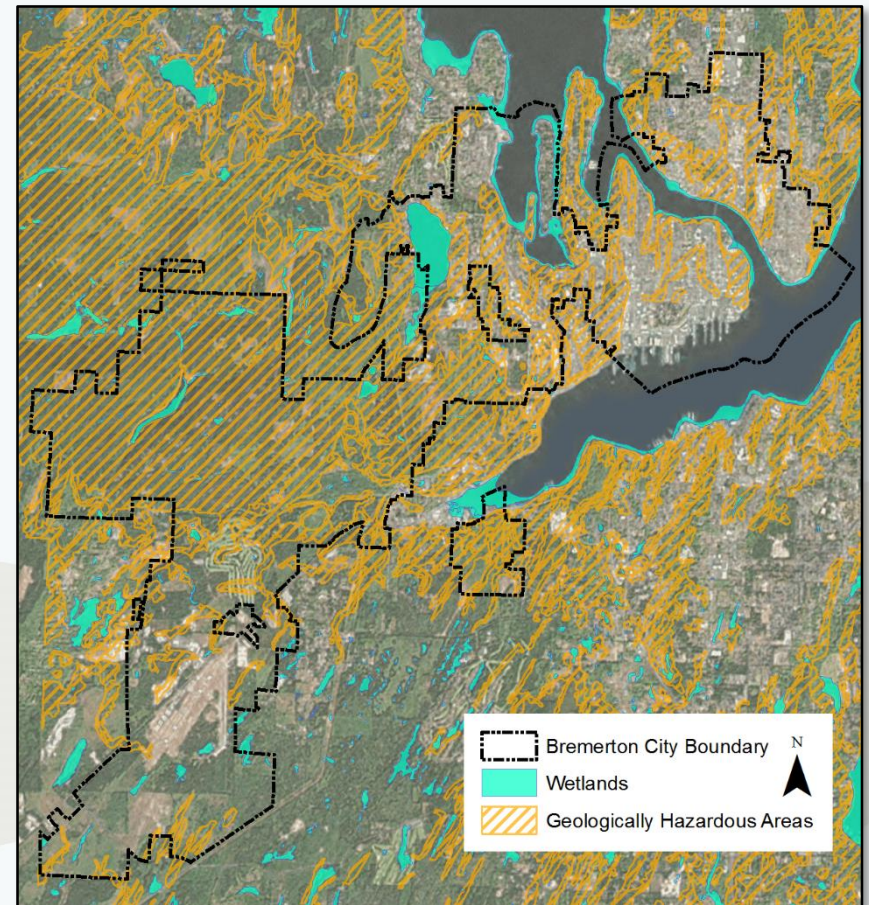
**Geologically hazardous areas:** None

**Critical aquifer recharge areas:** None

**Frequently flooded areas:** Changes proposed to comply with BAS

**Wetlands:** Changes proposed to reflect BAS

**Fish and wildlife habitat conservation areas:** Changes proposed to reflect BAS



*Kitsap County GIS data, 16 July 2015*

## Frequently flooded areas (BMC 20.14.500 - .530)

- **Purpose** is to prevent flood hazards AND protect floodplain functions and values
- **Designation** of frequently flooded areas according to BMC 17.60, Floodplain Management
- **Require habitat assessment** to comply with 2008 FEMA Biological Opinion

## Wetlands (BMC 20.14.300 - .360)

- Update definition and classification system (Ecology 2014)
- Specify mitigation ratios
- Update wetland buffer widths
  - Existing range: 50-200 ft
  - Proposed range: 50-300 ft
  - Optional impact-minimizing measures to reduce buffer

Category	Buffer if wetland scores: (ft)			
	3-4 habitat points	5 habitat points	6-7 habitat points	8-9 habitat points
I: Estuarine wetlands	200			
I: All others	100	140	220	300
II: Estuarine wetlands	150			
II: All others	100	140	220	300
III: All	80	140	220	300
IV: All	50			



## Fish and Wildlife Habitat Conservation Areas (BMC 20.14.700 - .760)

- Refer to SMP for shoreline buffers and setbacks

Water type	Existing buffer	Proposed buffer
<b>S (saltwater)</b>	<b>25-175 ft (by shoreline environment designation)</b>	<b>See SMP 7.010</b>
<b>S (freshwater)</b>	<b>175 ft</b>	<b>See SMP 7.010</b>
F	150 ft	
Np	50 ft	
Ns	35 ft	

## Aligning the CAO and SMP

- Bremerton SMP (2013) adopts CAO (2006 version) by reference
- Update the CAO → update the SMP through a limited amendment

Critical area	CAO updated	SMP update necessary?
Fish and Wildlife Habitat Conservation Areas	Buffer widths	
	Buffer averaging	
	Buffer reduction	✓
	Storm water management in buffers	✓
	Nonconforming buffers	✓
Wetlands	Definition	
	Rating	
	Buffer widths	✓
	Mitigation ratios	

# COMPREHENSIVE PLAN MORE INFO:

[www.Bremerton2035.com](http://www.Bremerton2035.com)

April 20, 2016 @ City Council,  
345 6<sup>th</sup> St, Bremerton Comprehensive Plan Update:

## **City Services Element** **(Capital Facilities and Utilities)**

Become an interested party  
Send in a comments or questions

[CompPlan@ci.Bremerton.wa.us](mailto:CompPlan@ci.Bremerton.wa.us) or

Allison Satter, Senior Planner

360-473-5845 or [Allison.Satter@ci.Bremerton.wa.us](mailto:Allison.Satter@ci.Bremerton.wa.us)